



# CITY OF LODI

## COUNCIL COMMUNICATION

**AGENDA TITLE:** Conduct Public Hearing to consider Mondavi Properties Reorganization Proposal to annex approximately 134 acres to the City of Lodi with concurrent detachments from the Mokelumne Rural Fire Protection District and the San Joaquin Resource Conservation District.

**MEETING DATE:** August 16, 2000

**PREPARED BY:** Community Development Director

**RECOMMENDED ACTION:** That the City Council conduct the hearing and accept the annexation of approximately 134 acres to the City of Lodi.

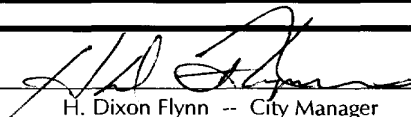
**BACKGROUND INFORMATION:** The action before the City Council is the final acceptance of the above-referenced annexation. The Council will recall that pre-zoning for this area was approved on May 3<sup>rd</sup>. The Local Agency Formation Commission (LAFCO) of San Joaquin County held their hearing on the request on July 21, 2000.

Typically, these final actions are perfunctory because the applicants' have requested the action, several public hearings have taken place, (Planning Commission, City Council, and LAFCO), and those desiring to object are excluded early in the process. However, in this particular case, a property owner is having second thoughts about wanting to annex into the City. At the LAFCO hearing on July 21<sup>st</sup>, the owner, Lodi Storage Associates, requested that LAFCO continue the hearing. Staff countered that a continuance would delay the larger project for the Robert Mondavi Winery and requested that LAFCO simply exclude Lodi Storage Associates if they were not sure if they wanted to be included in the annexation. Our reasoning was that we did not want to delay the project and if Lodi Storage Associates wanted to be in the City in the future, they could submit an application at that time. Unfortunately, LAFCO voted, after two failed motions, to include all of the original application. The end result is that we may receive a protest from Lodi Storage Associates for this annexation.

The issue that seems to be troubling the folks at Lodi Storage Associates is the payment of their fair share of off-site utility costs at some point in the future. As the Council is aware, the City currently does not have any of the typical utilities in place along North Guild Avenue. In order for Robert Mondavi to construct their facility, they will be bringing water, sewer, storm drain and road improvements to their site. This is typical with large-scale annexation projects. Because Mondavi will be fronting a lot of costs that will eventually benefit neighboring properties, we anticipate a reimbursement district will be formed that will pay Mondavi back once those properties are developed. For Lodi Storage Associates, our estimate of their fair share at some future point is approximately \$117,330 for their 22.3-acre parcels. It is interesting to note that we do not believe it matters whether Lodi Storage Associates is within the City or not as to their fair share calculation.

Should Lodi Storage Associates submit a written protest, the Council should conduct the hearing. Upon conclusion of the hearing, the City Council should refer the matter back to staff in order to ascertain the assessed value of the written protest. State law requires that the Council adopt a resolution not more than 30 days after the conclusion of the hearing. Therefore, staff would return at the meeting on September 6<sup>th</sup> with that resolution. If no protests are filed, then the annexation is deemed complete.

APPROVED: \_\_\_\_\_

  
H. Dixon Flynn -- City Manager

Council Communication  
Meeting Date: August 16, 2000  
Page 2

Attachments to this communication include our Notice of Hearing, the LAFCO Resolution approving the reorganization, and our most recent correspondence with Lodi Storage Associates.

FUNDING: None required

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Konradt Bartlam  
Community Development Director

Prepared by: Community Development Director

Cc: City Attorney

KB/lw

Attachments

# NOTICE OF PUBLIC HEARING

THE CITY COUNCIL OF THE CITY OF LODI WILL BE CONDUCTING A PUBLIC HEARING:

- On Wednesday, August 16, 2000 at 7:00 p.m.
- in the Carnegie Forum, 305 West Pine Street, Lodi, California.

TO CONSIDER:

- MONDAVI PROPERTIES REORGANIZATION (LAFC 14-00)  
Proposal to annex approximately 134 acres to the City of Lodi with concurrent detachments from the Mokelumne Rural Fire Protection District and the San Joaquin County Resource Conservation District. See the San Joaquin County Local Agency Formation Committee resolution making determinations dated July 21, 2000 for a full and complete description of the change of organization and the terms and conditions. Copies may be obtained by contacting Konradt Bartlam at the number listed below.

LAFCO DISTINCTIVE SHORT FORM DESIGNATION:

MONDAVI PROPERTIES REORGANIZATION (LAFC 14-00)

PROCEEDING INITIATION:

These proceedings were initiated by chief petitioner, Robert Mondavi Properties, Inc., by the filing of an application for annexation with the San Joaquin County Local Agency Formation Commission on February 8, 2000.

REASONS FOR CHANGE OF ORGANIZATION:

The reason for the change of organization as stated in the proposal submitted to the Local Agency Formation Commission is in order to provide governmental services which are presently unavailable from the City, including water, sewer, storm drainage, police and fire protection.

BOUNDARY DESCRIPTION:

See Map and Assessors Parcel Numbers attached as Exhibits A and B.

IF YOU ARE INTERESTED IN FURTHER INFORMATION:

- please contact Konradt Bartlam, Community Development Director, at City Hall, 221 West Pine Street, or call (209) 333-6711.

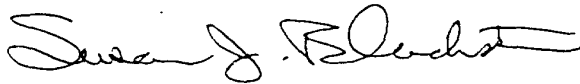
IF YOU ARE INTERESTED IN PRESENTING YOUR VIEWS OR PROTESTING THE PROPOSAL:

- all views, either for or against the proposal, are invited. You are encouraged to be present at the meeting and speak at that time.
- Any owner of land within the territory involved in the proposal may file a written protest against the proposal with the City Clerk of the City of Lodi, 221 W. Pine Street, P.O. Box 3006, Lodi, CA 95241 prior to the conclusion of the hearing on August 16, 2000.

This notice has been sent to you because property assessed in your name is located within the proposed project. If you are not the owner, manager, or agent, we would appreciate your giving this notice to the proper party.

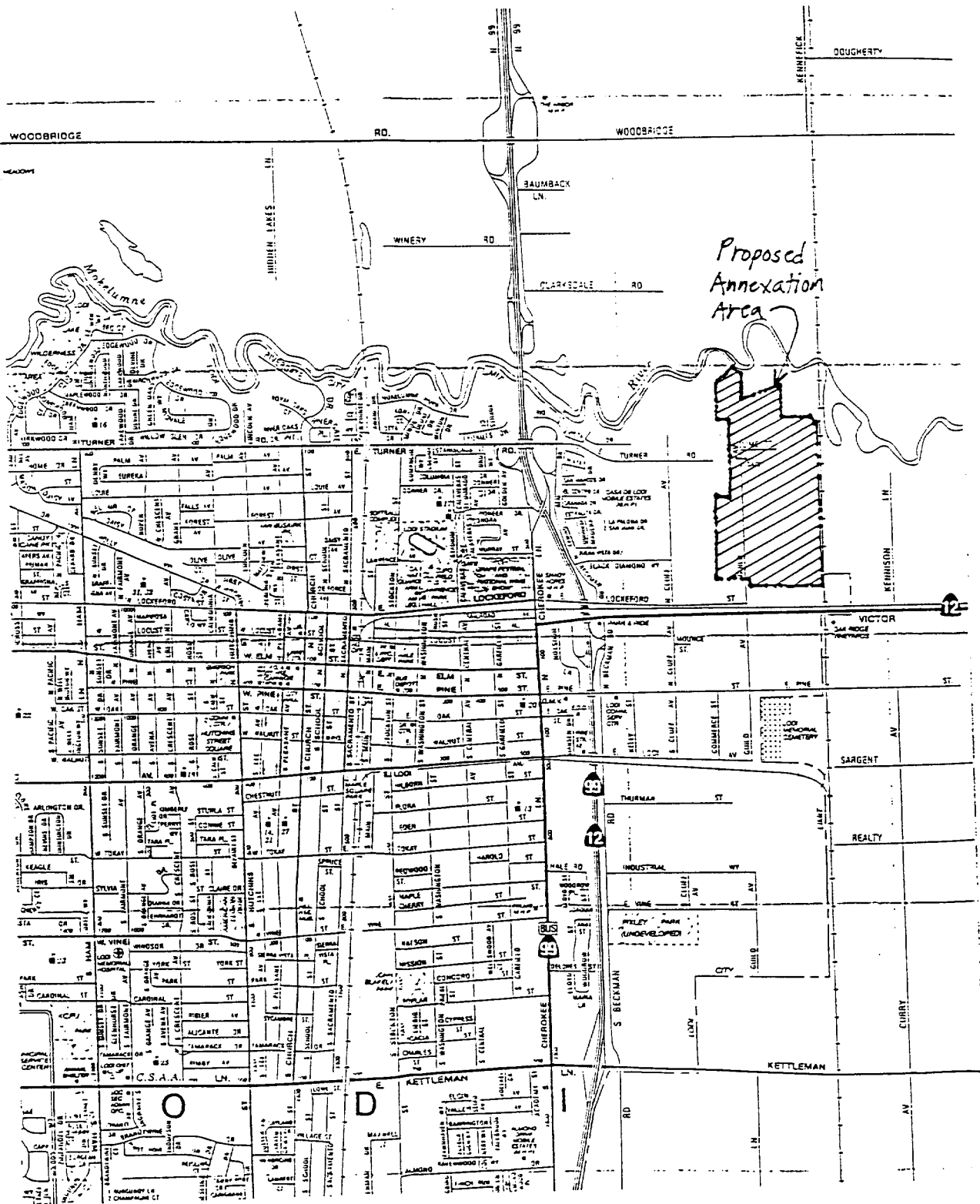
By Order of

LODI CITY COUNCIL

A handwritten signature in black ink, appearing to read "Susan J. Blackston". The signature is fluid and cursive, with the first name "Susan" and last name "Blackston" clearly distinguishable.

Susan J. Blackston  
City Clerk  
City of Lodi

Dated: July 28, 2000.



Vicinity Map

## Exhibit B

The properties included in this annexation proceeding are listed as follows:

No.	Site Address	APN:
1.	Lime St. Next to CTT RR Tracks	049-080-28
2.	No Site Address	049-080-74
3.	No Site Address	049-080-77
4.	No Site Address	049-080-78
5.	17429 North Guild Avenue	049-080-16
6.	17446 North Guild Avenue	049-040-05
7.	17536 North Guild Avenue	049-040-28
8.	17555 North Guild Avenue	049-080-17
9.	17568 North Guild Avenue	049-040-27
10.	17611 North Guild Avenue	049-080-18
11.	17626 North Guild Avenue	049-080-06
12.	17649 North Guild Avenue	049-080-19
13.	17822 North Guild Avenue	049-080-05
14.	18050 North Guild Avenue	049-080-33
15.	18151 North Guild Avenue	049-020-09
16.	18180 North Guild Avenue	049-080-32

**LOCAL AGENCY FORMATION COMMISSION  
OF SAN JOAQUIN COUNTY**

**LAFCO**

1860 E. HAZELTON AVENUE □ STOCKTON, CA 95205

**CHAIRMAN**  
DON MOYER  
RIPON CITY COUNCIL

CERTIFIED MAIL

**VICE CHAIR**  
EDWARD A. SIMAS  
COUNTY BOARD  
OF SUPERVISORS

July 28, 2000

**MEMBERS**

DAN BILBREY  
TRACY CITY COUNCIL

ROBERT J. CABRAL  
COUNTY BOARD  
OF SUPERVISORS

GERARD J. MACHADO  
PUBLIC MEMBER

**ALTERNATE MEMBERS**

STEPHEN J. MANN  
LODI CITY COUNCIL

STEVEN B. NILSSEN  
PUBLIC MEMBER

JACK A. SIEGLOCK  
COUNTY BOARD  
OF SUPERVISORS

**EXECUTIVE OFFICER**  
BRUCE C. BARACCO

**COUNSEL**  
MICHAEL MC GREW

City of Lodi  
C/O City Clerk  
P.O. Box 3006  
Lodi, CA 95241

**RE: THE MONDAVI PROPERTIES REORGANIZATION (LAFCO 14-00)**

Including annexation of approximately 134 acres to the City of Lodi with concurrent detachments from the Mokelumne Rural Fire Protection District and the San Joaquin County Resource Conservation District

We hereby transmit a certified copy of this Commission's Resolution No.1019 approving the above-entitled proposal and authorizing the City of Lodi to conduct subsequent proceedings.

Upon successful completion of subsequent proceedings, your agency must request that LAFCo execute and file a Certificate of Completion and Statement of Boundary Change. Such request must be accompanied by two certified copies of your resolution ordering the boundary change and a check payable to the State Board of Equalization covering its filing fee of \$2,000.00.

Also, please provide three copies of a vicinity map, and three copies of a map showing street addresses.

Yours truly,

*Bruce C. Baracco*  
BRUCE C. BARACCO  
Executive Officer

BCB:ll

cc: Each affected agency  
List on Justification of Proposal  
County Public Works  
County Planning  
County Surveyor

<input checked="" type="checkbox"/> CC	<input type="checkbox"/> HR
<input checked="" type="checkbox"/> CM	<input type="checkbox"/> IS
<input checked="" type="checkbox"/> CA	<input type="checkbox"/> LIB
<input checked="" type="checkbox"/> CD	<input type="checkbox"/> PR
<input type="checkbox"/> EUD	<input type="checkbox"/> PD
<input type="checkbox"/> FIN	<input type="checkbox"/> PW
<input type="checkbox"/> FD	<input type="checkbox"/> COM

Conductauthor

RESOLUTION NO. 1019

**BEFORE THE LOCAL AGENCY FORMATION COMMISSION  
OF SAN JOAQUIN COUNTY APPROVING  
THE MONDAVI PROPERTIES REORGANIZATION (LAFC 14-00)**

To annex approximately 134 acres to the City of Lodi with concurrent detachments  
from the Mokelumne Rural Fire Protection District and the  
San Joaquin County Resource Conservation District

WHEREAS, the above entitled proposal was initiated by filing by Mondavi Properties with concurrence from the City to Lodi, and on May 26, 2000, the Executive Officer certified the application filed for processing in accordance with the Local Government Reorganization Act; and

WHEREAS, the Commission held a public hearing on the proposed annexation on July 21, 2000, in the Board of Supervisors Chambers, County Courthouse, pursuant to notice of hearing which was posted and mailed in accordance with State law; and

WHEREAS, at said hearing the Commission heard and received evidence, both oral and documentary, regarding the proposed reorganization, and all persons present were give an opportunity to be heard.

NOW THEREFORE, the Local Agency Formation Commission of San Joaquin County DOES HEREBY RESOLVE, DETERMINE, AND ORDER as follows:

Section 1. The above named reorganization is approved subject to the terms and conditions contained herein.

Section 2. Approve the annexation of 134 acres as submitted, with a boundary description as approved by the County Surveyor, and as indicated in Exhibit A.

Section 3. Certify the Commission has reviewed and considered the City's Negative Declaration;

Section 4. Find that the proposal is uninhabited and has 100% owner consent; and

Section 5. Designate the City of Lodi as the Conducting Authority and authorize the City to initiate proceedings in accordance with Section 57075 *et seq.* of the Government Code, subject to the following conditions:

- a. Establish pre-zoning for each parcel within the annexation area;
- b. The City's Resolution completing the reorganization must state that the affected territory will remain within the countywide boundary of County Service Area No. 53, Household Hazardous Waste Management, and the North San Joaquin Water Conservation District; and



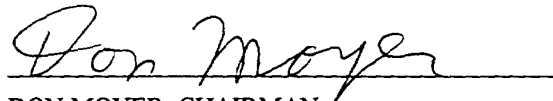
- c. Payment shall be made to LAFCo (made payable to the State Board of Equalization) sufficient to cover the filing fees to complete the annexation.

PASSED AND ADOPTED this 21st day of July, 2000 by the following roll call vote:

AYES: Commissioners Edward A. Simas, Robert J. Cabral, Gerard J. Machado and Don Moyer

NOES: None

ABSENT: Commissioner Dan Bilbrey



DON MOYER, CHAIRMAN  
Local Agency Formation Commission of  
San Joaquin County

THE FOREGOING IS A CORRECT COPY OF  
THE ORIGINAL ON FILE IN THIS OFFICE

BRUCE C. BARACCO  
EXECUTIVE OFFICER

By:   
COMMISSION CLERK

Date: 7-28-00



civil engineers

**BAUMBACH & PIAZZA, INC.**

323 West Elm Street  
Lodi, California 95240-2003

Phone (209) 368-6618  
FAX (209) 368-6610

May 22, 2000

**EXHIBIT A**

JOB NO. 0015

DESCRIPTION OF PROPOSED MONDAVI PROPERTIES REORGANIZATION  
TO THE CITY OF LODI

A portion of the Southeast quarter of Section 31, Township 4 North, Range 7 East and the Northeast quarter of Section 6, Township 3 North, Range 7 East, Mount Diablo Base and Meridian, more particularly described as follows:

Commencing at the East quarter section corner of said Section 6; thence northerly along the East line of the Northeast quarter of said Section 6, 606.74 feet a point on the North line of the SPROUL REORGANIZATION, as annexed to the City of Lodi, by Resolution No. 94-17, dated February 16, 1994, said point also being the Northeast corner of that certain tract of land deeded to John Taylor Fertilizers Company, recorded as Instrument No. 82030372, Official Records of San Joaquin County; thence along the North line of said SPROUL REORGANIZATION the following three (3) courses: (1) westerly along the North line of said John

Taylor Fertilizers Company land, and its westerly extension 1289.2 feet to the East line of Guild Avenue, (60' wide), (2) North 0° 01' West along said East line 163.88 feet to the intersection with the easterly projection of the North line of Lot 4 of EDDLEMAN TRACT, as filed in Volume 1 of Maps and Plats, page 26, San Joaquin County Records, (3) North 88° 50' West along the North line of said Lot 4 and its easterly projection 689.35 feet to the Northwest corner thereof; thence leaving the North line of said SPROUL REORGANIZATION run along the East line of the "SANITARY CITY REORGANIZATION", as annexed to the City of Lodi by Resolution No.79-65, May 16, 1979, North 0° 01' West, 1320 feet more or less to the Southwest corner of Lot 14 of said Eddleman Tract, said corner also being the Southwest corner of the "CALIFORNIA WASTE REORGANIZATION", as annexed to the City of Lodi by Resolution No. 95-91, dated July 19, 1995; thence along the South line of said Lot 14, South 88° 47' East, 343.49 feet to the Southeast corner of said reorganization last described; thence North 00° 01' West, 1339.60 feet to the Northeast corner of said Annexation last described; thence along the North line of said reorganization last described, North 88° 47' East, 134.43 feet to point on the West line of the "SANITARY CITY REORGANIZATION",

said point also being the Southwest corner of Parcel "B" as shown on that Map filed in Book 4 of Parcel Maps, page 134, San Joaquin County Records; thence along the West line of said Parcel "B" and the East line of the "SANITARY CITY REORGANIZATION" the following three (3) courses: (1) North 0° 01' West, 585.0 feet, (2) North 31° 34' East, 311.5 feet; (3) North 47° 06' East, 220 feet, more or less to a point on the South bank of the Mokelumne River; thence leaving the West line of the "SANITARY CITY REORGANIZATION" run along the South bank of the Mokelumne River in a southeasterly direction 150 feet, more or less to the Northeast corner of Parcel "B" of that Map filed in Book 4 of Parcel Maps, page 114, San Joaquin County Records; thence along the South line of said Parcel "B" South 0° 01' East, 618 feet more or less to the North line of said EDDLEMAN TRACT; thence along the North line of said EDDLEMAN TRACT North 59° 50' East, 134.89 feet; thence North 68° 13' East, 616.5 feet to the Northeast corner of Lot 21; thence South 0° 01' East, 603.35 feet more or less to the Southeast corner thereof; thence along the North lines of Lots 24 and 23 South 88° 47' East, 576.25 feet more or less to the North line of said EDDLEMAN TRACT; thence along said North line South 45° 02' East, 117 feet more or less

to the East line of said Section 31; thence South  $0^{\circ} 13'$  West,  
369.90 feet to the Southeast corner of said Section 31; thence  
along the East line of said Section 6 southerly 1528.5 feet to  
the True Point of Beginning, containing 134 acres more or less.

CITY COUNCIL

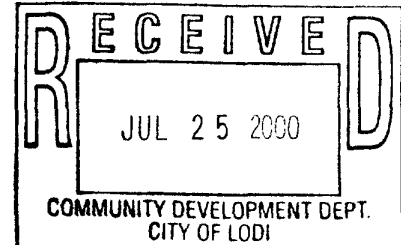
STEPHEN J. MANN, Mayor  
ALAN S. NAKANISHI  
Mayor Pro Tempore  
SUSAN HITCHCOCK  
KEITH LAND  
PHILLIP A. PENNINO

CITY OF LODI  
PUBLIC WORKS DEPARTMENT

CITY HALL, 221 WEST PINE STREET  
P.O. BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209) 333-6706  
FAX (209) 333-6710  
EMAIL pwdept@lodi.gov  
<http://www.lodi.gov>

July 26, 2000

H. DIXON FLYNN  
City Manager  
SUSAN J. BLACKSTON  
City Clerk  
RANDALL A. HAYS  
City Attorney  
RICHARD C. PRIMA, JR.  
Public Works Director



Mr. Kevin Fitzpatrick  
The Cranbrook Group  
3180 Crow Canyon Place, Ste. 220  
San Ramon, CA 94583

SUBJECT: Lodi Storage Associates

As you are aware, Mondavi is proposing to construct street, water, sewer and storm drainage improvements that will benefit the properties your company owns in the Lodi area. We have received the preliminary estimate of construction costs for the project from their project engineer.

We anticipate that the City will be requested to form a Zone of Benefit that will facilitate recovery by Mondavi of some of the construction costs for facilities serving your properties. The costs will probably be only for water and sewer improvements.

You requested we forward our preliminary allocation of costs when it was available. The enclosed Preliminary Zone of Benefit Allocation presents our current estimated allocation of the water and sewer construction costs. A ten percent contingency has been added to the engineer's estimate and is included in the allocation.

The property ownership is listed as LSA for the properties you are interested in. The water and sewer allocations are listed for each parcel.

We will be contacting you shortly to arrange a convenient meeting time and location to review and discuss this information. In the meantime, please feel free to contact me.

Sincerely,

F. Wally Sandelin  
City Engineer

FWS/lm

Enclosure

cc: Richard Prima, Public Works Director  
Rad Bartlam, Community Development Director

LLODISTORAGEASSOCS

PRELIMINARY ZONE OF BENEFIT ALLOCATION									
APN	Owner	Land Use	RAE's		Percent Share		Construction Share		Total
			Water	Sewer	Water	Sewer	Water	Sewer	
049-080-05	Atwood/E	HI	3.9	6.3	10.1	10.1	\$28,021	\$25,136	\$53,157
	Subtotal		<b>3.9</b>	<b>6.3</b>	<b>10.1</b>	<b>10.1</b>	<b>\$28,021</b>	<b>\$25,136</b>	<b>\$53,157</b>
049-080-17	Boyd	LI	1.3	2.1	3.4	3.4	\$9,340	\$8,379	\$17,719
049-080-16	Boyd	LI	1.3	2.1	3.4	3.4	\$9,340	\$8,379	\$17,719
	Subtotal		<b>2.6</b>	<b>4.2</b>	<b>6.7</b>	<b>6.7</b>	<b>\$18,680</b>	<b>\$16,757</b>	<b>\$35,438</b>
049-080-10	Calpine	LI	0.3	0.4	0.7	0.7	\$1,887	\$1,692	\$3,579
049-080-11	Calpine	HI	0.7	1.2	1.9	1.9	\$5,361	\$4,809	\$10,171
	Subtotal		<b>1.0</b>	<b>1.6</b>	<b>2.6</b>	<b>2.6</b>	<b>\$7,248</b>	<b>\$6,502</b>	<b>\$13,750</b>
049-040-06	Clearwater	LI	1.3	2.1	3.4	3.4	\$9,340	\$8,379	\$17,719
	Subtotal		<b>1.3</b>	<b>2.1</b>	<b>3.4</b>	<b>3.4</b>	<b>\$9,340</b>	<b>\$8,379</b>	<b>\$17,719</b>
049-080-79	CWRS	HI	0.0	0.0	0.0	0.0	\$0	\$0	\$0
049-080-80	CWRS	LI	0.0	0.0	0.0	0.0	\$0	\$0	\$0
	Subtotal		<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
049-080-18	Ferdun	LI	1.3	2.1	3.4	3.4	\$9,340	\$8,379	\$17,719
	Subtotal		<b>1.3</b>	<b>2.1</b>	<b>3.4</b>	<b>3.4</b>	<b>\$9,340</b>	<b>\$8,379</b>	<b>\$17,719</b>
049-040-07	JTFC	LI	2.6	4.2	6.7	6.7	\$18,568	\$16,657	\$35,225
	Subtotal		<b>2.6</b>	<b>4.2</b>	<b>6.7</b>	<b>6.7</b>	<b>\$18,568</b>	<b>\$16,657</b>	<b>\$35,225</b>
049-080-78	LSA	HI	1.6	2.6	4.2	4.2	\$11,731	\$10,524	\$22,255
049-080-32	LSA	FP	0.0	0.0	0.0	0.0	\$0	\$0	\$0
049-080-31	LSA	FP	0.0	0.0	0.0	0.0	\$0	\$0	\$0
049-080-33	LSA	HI	5.1	8.2	13.2	13.2	\$36,539	\$32,777	\$69,316
049-080-77	LSA	HI	1.3	2.0	3.2	3.2	\$9,004	\$8,077	\$17,081
049-080-74	LSA	LI	0.7	1.1	1.7	1.7	\$4,838	\$4,340	\$9,178
	Subtotal		<b>8.6</b>	<b>14.0</b>	<b>22.4</b>	<b>22.4</b>	<b>\$62,112</b>	<b>\$55,718</b>	<b>\$117,831</b>
049-080-06	Mondavi	LI	3.9	6.3	10.1	10.1	\$28,021	\$25,136	\$53,157
049-040-27	Mondavi	LI	0.2	0.4	0.6	0.6	\$1,625	\$1,458	\$3,083
049-040-28	Mondavi	LI	2.3	3.7	6.0	6.0	\$16,607	\$14,897	\$31,504
049-040-05	Mondavi	LI	3.9	6.3	10.1	10.1	\$28,021	\$25,136	\$53,157
	Subtotal		<b>10.3</b>	<b>16.7</b>	<b>26.8</b>	<b>26.8</b>	<b>\$74,273</b>	<b>\$66,627</b>	<b>\$140,901</b>
049-080-09	Matsumoto	LI	1.0	1.6	2.6	2.6	\$7,248	\$6,502	\$13,750
	Subtotal		<b>1.0</b>	<b>1.6</b>	<b>2.6</b>	<b>2.6</b>	<b>\$7,248</b>	<b>\$6,502</b>	<b>\$13,750</b>
049-080-07	Mettler/D	LI	1.2	1.9	3.0	3.0	\$8,388	\$7,524	\$15,912
	Subtotal		<b>1.2</b>	<b>1.9</b>	<b>3.0</b>	<b>3.0</b>	<b>\$8,388</b>	<b>\$7,524</b>	<b>\$15,912</b>
049-049-08	Mettler/O	LI	0.1	0.2	0.3	0.3	\$953	\$855	\$1,807
	Subtotal		<b>0.1</b>	<b>0.2</b>	<b>0.3</b>	<b>0.3</b>	<b>\$953</b>	<b>\$855</b>	<b>\$1,807</b>
049-080-19	Moreland/R	LI	1.3	2.1	3.4	3.4	\$9,340	\$8,379	\$17,719
	Subtotal		<b>1.3</b>	<b>2.1</b>	<b>3.4</b>	<b>3.4</b>	<b>\$9,340</b>	<b>\$8,379</b>	<b>\$17,719</b>
049-130-22	Sproul	LI	2.0	3.3	5.3	5.3	\$14,683	\$13,171	\$27,854
	Subtotal		<b>2.0</b>	<b>3.3</b>	<b>5.3</b>	<b>5.3</b>	<b>\$14,683</b>	<b>\$13,171</b>	<b>\$27,854</b>
049-080-28	Zunino	LI	1.3	2.1	3.4	3.4	\$9,340	\$8,379	\$17,719
	Subtotal		<b>1.3</b>	<b>2.1</b>	<b>3.4</b>	<b>3.4</b>	<b>\$9,340</b>	<b>\$8,379</b>	<b>\$17,719</b>
Water Cost	\$277,535								
Sewer Cost	\$248,965								
Storm Cost	\$416,719								
Streets Cost	\$122,399								

RESOLUTION NO. 2000-151

A RESOLUTION OF THE LODI CITY COUNCIL ORDERING  
TERRITORY DESIGNATED AS MONDAVI PROPERTIES  
ANNEXATION/REORGANIZATION LAFCO 14-00 ANNEXED TO THE  
CITY OF LODI

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WHEREAS, the City Council of the City of Lodi adopted Resolution No. 2000-76 on May 3, 2000 approving the Application to the San Joaquin County Local Agency Formation Commission in the matter of the proposed Mondavi Properties Annexation/Reorganization of the following described parcels:

- |      |                               |            |
|------|-------------------------------|------------|
| 1.)  | Lime Street next to RR Tracks | 049-080-28 |
| 2.)  | No Site Address               | 049-080-74 |
| 3.)  | No Site Address               | 049-080-77 |
| 4.)  | No Site Address               | 049-080-78 |
| 5.)  | 17429 North Guild Avenue      | 049-080-16 |
| 6.)  | 17446 North Guild Avenue      | 049-040-05 |
| 7.)  | 17536 North Guild Avenue      | 049-040-28 |
| 8.)  | 17555 North Guild Avenue      | 049-080-17 |
| 9.)  | 17568 North Guild Avenue      | 049-040-27 |
| 10.) | 17611 North Guild Avenue      | 049-080-18 |
| 11.) | 17626 North Guild Avenue      | 049-080-06 |
| 12.) | 17649 North Guild Avenue      | 049-080-19 |
| 13.) | 17822 North Guild Avenue      | 049-080-05 |
| 14.) | 18050 North Guild Avenue      | 049-080-33 |
| 15.) | 18151 North Guild Avenue      | 049-020-09 |
| 16.) | 18180 North Guild Avenue      | 049-080-32 |

including the detachment of certain territory within the area proposed for annexation to the City of Lodi; and

WHEREAS, the Local Agency Formation Commission of the County of San Joaquin adopted its Resolution No. 1019 on July 21, 2000, making determinations and approving the proposed annexation to the City of Lodi of territory described in Exhibit "A" attached hereto and by this reference incorporated herein; and

WHEREAS, in compliance with the requirements of the Government Code and the determination of the Local Agency Formation Commission, the Clerk of the City of Lodi duly and properly gave notice of the required hearing to be held August 16, 2000, at the hour of 7:00 p.m. or as soon thereafter as the matter may be heard in the Council Chambers, 305 West Pine Street, Lodi, California; the affidavit of such publication and certificate of posting and mailing are on file; and

WHEREAS, at the hearing of the Local Agency Formation Commission's resolution making determinations was read allowed or summarized, all persons desiring to make oral or written protests or objections were heard, and testimony and evidence for and against the proposed annexation were duly considered; and

WHEREAS, written protests filed and not withdrawn consist of less than 25 percent of the registered voters or less than 25 percent of the number of owners of land owning less than 25 percent of the assessed value of land within the affected territory; and



WHEREAS, the terms and conditions of annexation as approved by the Local Agency Formation Commission are as follows:

(1) The affected territory shall remain within the county-wide boundary of County Service Area No. 53, Household Hazardous Waste Management, and the North San Joaquin Water Conservation District.

(2) The affected territory shall be taxed for existing general bonded indebtedness of the City of Lodi, if any. No ad velorem bond debt exists for any of the affected districts.

WHEREAS, the reasons for this proposed annexation are as follows:

(1) The uninhabited subject area is within the urban confines of the City and will generate service needs substantially similar to that of other incorporated urban areas which require municipal government service.

(2) Annexation to the City of Lodi of the subject area will result in improved economics of scale in government operations while improving coordination in the delivery of planning services.

(3) The residents and taxpayers of the County of San Joaquin will benefit from the proposed reorganization as a result of savings to the County by reduction of County required services in unincorporated but urban oriented area.

(4) The subject area proposed to be annexed to the City of Lodi is geographically, socially, economically and politically part of the same urban area of which the City of Lodi is also a part.

(5) The subject area is within the Lodi Sphere of Influence for the City of Lodi.

(6) Future inhabitants in the subject area will gain immediate response in regard to police and fire protection, unlimited City garbage and trash collection service, street lighting service, a modern sewer system, other municipal services, and improvement of property values; and

WHEREAS, the regular county assessment role is utilized by this City; and

WHEREAS, the affected territory will be taxed for existing general bonded indebtedness of this City; and

WHEREAS, the City Council certifies:

(1) The affected area has been rezoned as shown on the attached Prezone Map marked Exhibit B.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lodi, as follows:

1. The City Council hereby orders the territory described in Exhibit "A" annexed, and directs the City Clerk to transmit a certified copy of this Resolution with applicable fees required by §54902.5 of the Government code to the Executive Officer of the Local Agency Formation Commission of San Joaquin County.

2. The City Council further orders and declares that the territory described herein be detached from the Mokelumne Rural County Fire Protection District, North San Joaquin County Water Conservation District, and the San Joaquin County Resource Conservation District, but the said territory remain in the County Service Area No. 53, Household Hazardous Waste Management.

Dated: August 16, 2000

=====

I hereby certify that Resolution No. 2000-151 was passed and adopted by the Lodi City Council in a regular meeting held August 16, 2000 by the following vote:

AYES: COUNCIL MEMBERS – Hitchcock, Land, Nakanishi and Mann  
(Mayor)

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – Pennino

  
SUSAN J. BLACKSTON  
City Clerk



civil engineers

**BAUMBACH & PIAZZA, INC.**

323 West Elm Street  
Lodi, California 95240-2003

Phone (209) 368-6618  
FAX (209) 368-6610

May 22, 2000

**EXHIBIT A**

JOB NO. 0015

DESCRIPTION OF PROPOSED MONDAVI PROPERTIES REORGANIZATION

TO THE CITY OF LODI

A portion of the Southeast quarter of Section 31, Township 4 North, Range 7 East and the Northeast quarter of Section 6, Township 3 North, Range 7 East, Mount Diablo Base and Meridian, more particularly described as follows:

Commencing at the East quarter section corner of said Section 6; thence northerly along the East line of the Northeast quarter of said Section 6, 606.74 feet a point on the North line of the SPROUL REORGANIZATION, as annexed to the City of Lodi, by Resolution No. 94-17, dated February 16, 1994, said point also being the Northeast corner of that certain tract of land deeded to John Taylor Fertilizers Company, recorded as Instrument No. 82030372, Official Records of San Joaquin County; thence along the North line of said SPROUL REORGANIZATION the following three (3) courses: (1) westerly along the North line of said John

Taylor Fertilizers Company land, and its westerly extension 1289.2 feet to the East line of Guild Avenue, (60' wide), (2) North 0° 01' West along said East line 163.88 feet to the intersection with the easterly projection of the North line of Lot 4 of EDDLEMAN TRACT, as filed in Volume 1 of Maps and Plats, page 26, San Joaquin County Records, (3) North 88° 50' West along the North line of said Lot 4 and its easterly projection 689.35 feet to the Northwest corner thereof; thence leaving the North line of said SPROUL REORGANIZATION run along the East line of the "SANITARY CITY REORGANIZATION", as annexed to the City of Lodi by Resolution No. 79-65, May 16, 1979, North 0° 01' West, 1320 feet more or less to the Southwest corner of Lot 14 of said Eddleman Tract, said corner also being the Southwest corner of the "CALIFORNIA WASTE REORGANIZATION", as annexed to the City of Lodi by Resolution No. 95-91, dated July 19, 1995; thence along the South line of said Lot 14, South 88° 47' East, 343.49 feet to the Southeast corner of said reorganization last described; thence North 00° 01' West, 1339.60 feet to the Northeast corner of said Annexation last described; thence along the North line of said reorganization last described, North 88° 47' East, 134.43 feet to point on the West line of the "SANITARY CITY REORGANIZATION",

said point also being the Southwest corner of Parcel "B" as shown on that Map filed in Book 4 of Parcel Maps, page 134, San Joaquin County Records; thence along the West line of said Parcel "B" and the East line of the "SANITARY CITY REORGANIZATION" the following three (3) courses:- (1) North 0° 01' West, 585.0 feet, (2) North 31° 34' East, 311.5 feet; (3) North 47° 06' East, 220 feet, more or less to a point on the South bank of the Mokelumne River; thence leaving the West line of the "SANITARY CITY REORGANIZATION" run along the South bank of the Mokelumne River in a southeasterly direction 150-feet, more or less to the Northeast corner of Parcel "B" of that Map filed in Book 4 of Parcel Maps, page 114, San Joaquin County Records; thence along the South line of said Parcel "B" South 0° 01' East, 618 feet more or less to the North line of said EDDLEMAN TRACT; thence along the North line of said EDDLEMAN TRACT North 59° 50' East, 134.89 feet; thence North 68° 13' East, 616.5 feet to the Northeast corner of Lot 21; thence South 0° 01' East, 603.35 feet more or less to the Southeast corner thereof; thence along the North lines of Lots 24 and 23 South 88° 47' East, 576.25 feet more or less to the North line of said EDDLEMAN TRACT; thence along said North line South 45° 02' East, 117 feet more or less

to the East line of said Section 31; thence South  $0^{\circ} 13'$  West,  
369.90 feet to the Southeast corner of said Section 31; thence  
along the East line of said Section 6 southerly 1528.5 feet to  
the True Point of Beginning, containing 134 acres more or less.

# EXHIBIT B



Vicinity Map

# NOTICE OF PUBLIC HEARING

THE CITY COUNCIL OF THE CITY OF LODI WILL BE CONDUCTING A PUBLIC HEARING:

- On Wednesday, August 16, 2000 at 7:00 p.m.
- in the Carnegie Forum, 305 West Pine Street, Lodi, California.

TO CONSIDER:

- MONDAVI PROPERTIES REORGANIZATION (LAFC 14-00)  
Proposal to annex approximately 134 acres to the City of Lodi with concurrent detachments from the Mokelumne Rural Fire Protection District and the San Joaquin County Resource Conservation District. See the San Joaquin County Local Agency Formation Committee resolution making determinations dated July 21, 2000 for a full and complete description of the change of organization and the terms and conditions. Copies may be obtained by contacting Konradt Bartlam at the number listed below.

LAFCO DISTINCTIVE SHORT FORM DESIGNATION:

MONDAVI PROPERTIES REORGANIZATION (LAFC 14-00)

PROCEEDING INITIATION:

These proceedings were initiated by chief petitioner, Robert Mondavi Properties, Inc., by the filing of an application for annexation with the San Joaquin County Local Agency Formation Commission on February 8, 2000.

REASONS FOR CHANGE OF ORGANIZATION:

The reason for the change of organization as stated in the proposal submitted to the Local Agency Formation Commission is in order to provide governmental services which are presently unavailable from the City, including water, sewer, storm drainage, police and fire protection.

BOUNDARY DESCRIPTION:

See Map and Assessors Parcel Numbers attached as Exhibits A and B.

IF YOU ARE INTERESTED IN FURTHER INFORMATION:

- please contact Konradt Bartlam, Community Development Director, at City Hall, 221 West Pine Street, or call (209) 333-6711.



IF YOU ARE INTERESTED IN PRESENTING YOUR VIEWS OR PROTESTING THE PROPOSAL:

- all views, either for or against the proposal, are invited. You are encouraged to be present at the meeting and speak at that time.
- Any owner of land within the territory involved in the proposal may file a written protest against the proposal with the City Clerk of the City of Lodi, 221 W. Pine Street, P.O. Box 3006, Lodi, CA 95241 prior to the conclusion of the hearing on August 16, 2000.

This notice has been sent to you because property assessed in your name is located within the proposed project. If you are not the owner, manager, or agent, we would appreciate your giving this notice to the proper party.

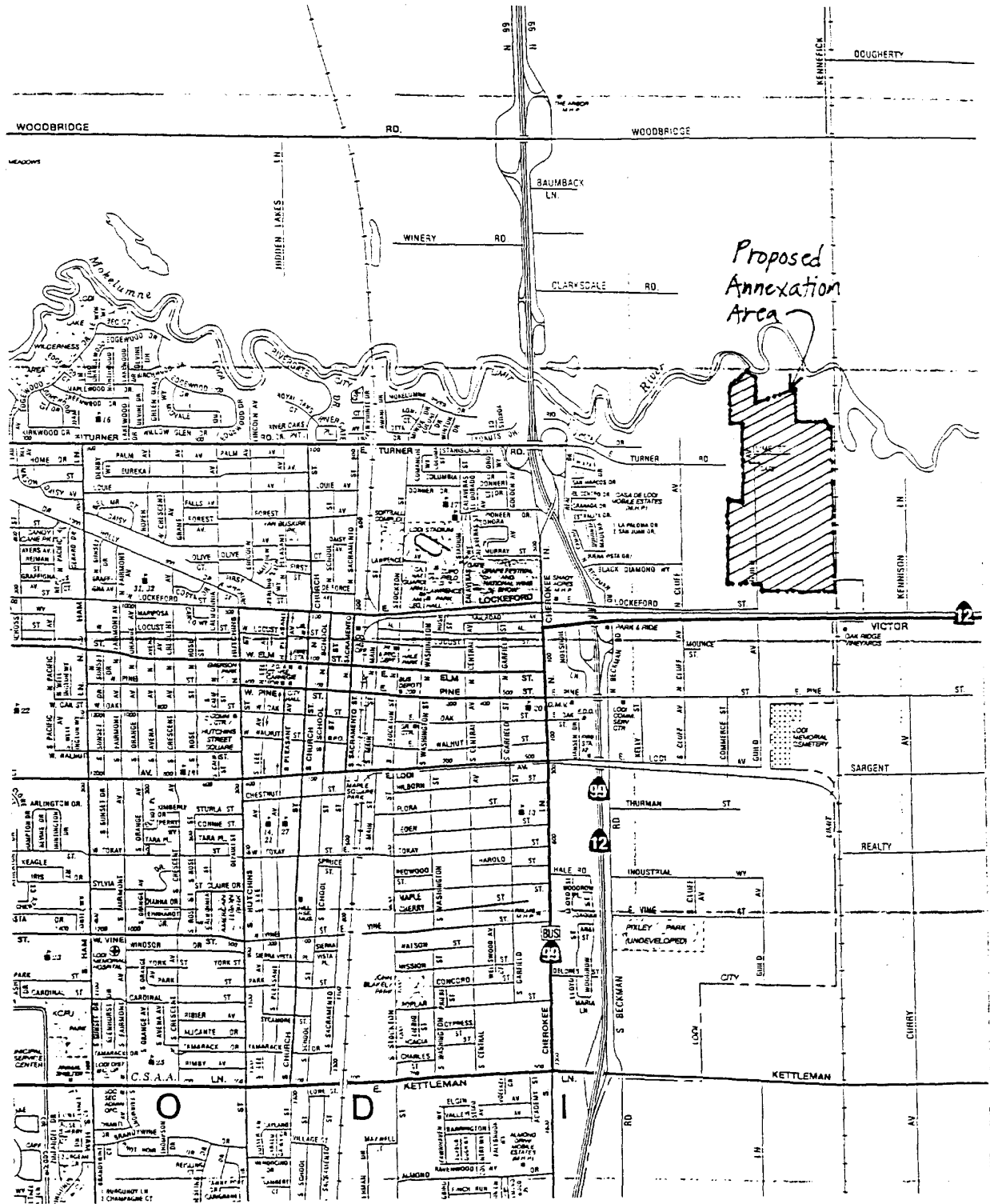
By Order of

LODI CITY COUNCIL

A handwritten signature in black ink, appearing to read "Susan J. Blackston". The signature is fluid and cursive, with a long horizontal stroke at the end.

Susan J. Blackston  
City Clerk  
City of Lodi

Dated: July 28, 2000



Vicinity Map



## **DECLARATION OF MAILING**

### **Set A Public Hearing For August 16, 2000 To Consider MONDAVI PROPERTIES REORGANIZATION - Proposal to Annex Approximately 134 Acres to the City of Lodi**

On July 28, 2000 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

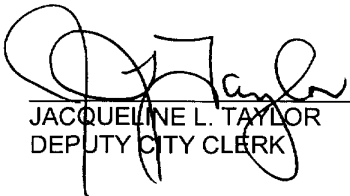
I declare under penalty of perjury that the foregoing is true and correct.

Executed on July 28, 2000, at Lodi, California.

ORDERED BY:

**SUSAN BLACKSTON  
CITY CLERK, CITY OF LODI**

ORDERED BY:

  
\_\_\_\_\_  
JACQUELINE L. TAYLOR  
DEPUTY CITY CLERK

\_\_\_\_\_  
JENNIFER M. PERRIN  
DEPUTY CITY CLERK

# Exhibit B

The properties included in this annexation proceeding are listed as follows:

No:	Site Address	APN:
-----	--------------	------

1.	Lime St. Next to CTT RR Tracks	049-080-28
2.	No Site Address	049-080-74
3.	No Site Address	049-080-77
4.	No Site Address	049-080-78
5.	17429 North Guild Avenue	049-080-16
6.	17446 North Guild Avenue	049-040-05
7.	17536 North Guild Avenue	049-040-28
8.	17555 North Guild Avenue	049-080-17
9.	17568 North Guild Avenue	049-040-27
10.	17611 North Guild Avenue	049-080-18
11.	17626 North Guild Avenue	049-080-06
12.	17649 North Guild Avenue	049-080-19
13.	17822 North Guild Avenue	049-080-05
14.	18050 North Guild Avenue	049-080-33
15.	18151 North Guild Avenue	049-020-09
16.	18180 North Guild Avenue	049-080-32

CITY COUNCIL

STEPHEN J. MANN, Mayor  
ALAN S. NAKANISHI  
Mayor Pro Tempore  
SUSAN HITCHCOCK  
KEITH LAND  
PHILLIP A. PENNINO

# CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
P.O. BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209) 333-6702  
FAX (209) 333-6807

H. DIXON FLYNN  
City Manager  
SUSAN J. BLACKSTON  
City Clerk  
RANDALL A. HAYS  
City Attorney

August 17, 2000

To Interested Parties

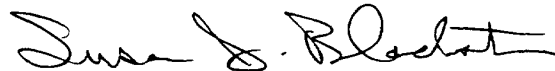
**RE: Public Hearing to consider Mondavi Properties Reorganization proposal to annex approximately 134 acres to the City of Lodi with concurrent detachments from the Mokelumne Rural Fire Protection District and the San Joaquin Resource Conservation District**

This is to notify you that at the City Council meeting of August 16, 2000, the Council voted to adopt a Resolution approving the Mondavi Properties Reorganization proposal to annex approximately 134 acres to the City of Lodi with concurrent detachments from the Mokelumne Rural Fire Protection District and the San Joaquin Resource Conservation District. Enclosed is a certified copy of the Resolution regarding this matter.

The Community Development Department will proceed with the necessary and required actions.

Should you have any questions regarding this matter, please contact the Community Development Department at (209) 333-6711.

Sincerely,



Susan J. Blackston  
City Clerk

SJB/jmp

Enclosures

cc: Community Development Director

RESOLUTION NO. 2000-151

A RESOLUTION OF THE LODI CITY COUNCIL ORDERING  
TERRITORY DESIGNATED AS MONDAVI PROPERTIES  
ANNEXATION/REORGANIZATION LAFCO 14-00 ANNEXED TO THE  
CITY OF LODI

=====

WHEREAS, the City Council of the City of Lodi adopted Resolution No. 2000-76 on May 3, 2000 approving the Application to the San Joaquin County Local Agency Formation Commission in the matter of the proposed Mondavi Properties Annexation/Reorganization of the following described parcels:

- |      |                               |            |
|------|-------------------------------|------------|
| 1.)  | Lime Street next to RR Tracks | 049-080-28 |
| 2.)  | No Site Address               | 049-080-74 |
| 3.)  | No Site Address               | 049-080-77 |
| 4.)  | No Site Address               | 049-080-78 |
| 5.)  | 17429 North Guild Avenue      | 049-080-16 |
| 6.)  | 17446 North Guild Avenue      | 049-040-05 |
| 7.)  | 17536 North Guild Avenue      | 049-040-28 |
| 8.)  | 17555 North Guild Avenue      | 049-080-17 |
| 9.)  | 17568 North Guild Avenue      | 049-040-27 |
| 10.) | 17611 North Guild Avenue      | 049-080-18 |
| 11.) | 17626 North Guild Avenue      | 049-080-06 |
| 12.) | 17649 North Guild Avenue      | 049-080-19 |
| 13.) | 17822 North Guild Avenue      | 049-080-05 |
| 14.) | 18050 North Guild Avenue      | 049-080-33 |
| 15.) | 18151 North Guild Avenue      | 049-020-09 |
| 16.) | 18180 North Guild Avenue      | 049-080-32 |

including the detachment of certain territory within the area proposed for annexation to the City of Lodi; and

WHEREAS, the Local Agency Formation Commission of the County of San Joaquin adopted its Resolution No. 1019 on July 21, 2000, making determinations and approving the proposed annexation to the City of Lodi of territory described in Exhibit "A" attached hereto and by this reference incorporated herein; and

WHEREAS, in compliance with the requirements of the Government Code and the determination of the Local Agency Formation Commission, the Clerk of the City of Lodi duly and properly gave notice of the required hearing to be held August 16, 2000, at the hour of 7:00 p.m. or as soon thereafter as the matter may be heard in the Council Chambers, 305 West Pine Street, Lodi, California; the affidavit of such publication and certificate of posting and mailing are on file; and

WHEREAS, at the hearing of the Local Agency Formation Commission's resolution making determinations was read allowed or summarized, all persons desiring to make oral or written protests or objections were heard, and testimony and evidence for and against the proposed annexation were duly considered; and

WHEREAS, written protests filed and not withdrawn consist of less than 25 percent of the registered voters or less than 25 percent of the number of owners of land owning less than 25 percent of the assessed value of land within the affected territory; and

WHEREAS, the terms and conditions of annexation as approved by the Local Agency Formation Commission are as follows:

(1) The affected territory shall remain within the county-wide boundary of County Service Area No. 53, Household Hazardous Waste Management, and the North San Joaquin Water Conservation District.

(2) The affected territory shall be taxed for existing general bonded indebtedness of the City of Lodi, if any. No ad valorem bond debt exists for any of the affected districts.

WHEREAS, the reasons for this proposed annexation are as follows:

(1) The uninhabited subject area is within the urban confines of the City and will generate service needs substantially similar to that of other incorporated urban areas which require municipal government service.

(2) Annexation to the City of Lodi of the subject area will result in improved economics of scale in government operations while improving coordination in the delivery of planning services.

(3) The residents and taxpayers of the County of San Joaquin will benefit from the proposed reorganization as a result of savings to the County by reduction of County required services in unincorporated but urban oriented area.

(4) The subject area proposed to be annexed to the City of Lodi is geographically, socially, economically and politically part of the same urban area of which the City of Lodi is also a part.

(5) The subject area is within the Lodi Sphere of Influence for the City of Lodi.

(6) Future inhabitants in the subject area will gain immediate response in regard to police and fire protection, unlimited City garbage and trash collection service, street lighting service, a modern sewer system, other municipal services, and improvement of property values; and

WHEREAS, the regular county assessment role is utilized by this City; and

WHEREAS, the affected territory will be taxed for existing general bonded indebtedness of this City; and

WHEREAS, the City Council certifies:

(1) The affected area has been rezoned as shown on the attached Prezone Map marked Exhibit B.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lodi, as follows:

1. The City Council hereby orders the territory described in Exhibit "A" annexed, and directs the City Clerk to transmit a certified copy of this Resolution with applicable fees required by §54902.5 of the Government code to the Executive Officer of the Local Agency Formation Commission of San Joaquin County.

2. The City Council further orders and declares that the territory described herein be detached from the Mokelumne Rural County Fire Protection District, North San Joaquin County Water Conservation District, and the San Joaquin County Resource Conservation District, but the said territory remain in the County Service Area No. 53, Household Hazardous Waste Management.

Dated: August 16, 2000

=====

I hereby certify that Resolution No. 2000-151 was passed and adopted by the Lodi City Council in a regular meeting held August 16, 2000 by the following vote:

AYES: COUNCIL MEMBERS – Hitchcock, Land, Nakanishi and Mann  
(Mayor)

NOES: COUNCIL MEMBERS – None

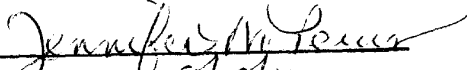
ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – Pennino

The foregoing document is certified to be a correct copy of the original on file in the City Clerk's Office.

Jennifer M. Perrin  
Deputy City Clerk, City of Lodi

By:  
Dated:

  
8/18/00

  
SUSAN J. BLACKSTON  
City Clerk





# civil engineers

**BAUMBACH & PIAZZA, INC.**

323 West Elm Street  
Lodi, California 95240-2000

Phone (209) 368-6611  
FAX (209) 368-6610

May 22, 2000

## EXHIBIT A

JOB NO. 0015

### DESCRIPTION OF PROPOSED MONDAVI PROPERTIES REORGANIZATION

#### TO THE CITY OF LODI

A portion of the Southeast quarter of Section 31, Township 4 North, Range 7 East and the Northeast quarter of Section 6, Township 3 North, Range 7 East, Mount Diablo Base and Meridian, more particularly described as follows:

Commencing at the East quarter section corner of said Section 6; thence northerly along the East line of the Northeast quarter of said Section 6, 606.74 feet a point on the North line of the SPROUL REORGANIZATION, as annexed to the City of Lodi, by Resolution No. 94-17, dated February 16, 1994, said point also being the Northeast corner of that certain tract of land deeded to John Taylor Fertilizers Company, recorded as Instrument No. 82030372, Official Records of San Joaquin County; thence along the North line of said SPROUL REORGANIZATION the following three (3) courses: (1) westerly along the North line of said John

Taylor Fertilizers Company land, and its westerly extension 1289.2 feet to the East line of Guild Avenue, (60' wide), (2) North 0° 01' West along said East line 163.88 feet to the intersection with the easterly projection of the North line of Lot 4 of EDDLEMAN TRACT, as filed in Volume 1 of Maps and Plats, page 26, San Joaquin County Records, (3) North 88° 50' West along the North line of said Lot 4 and its easterly projection 689.35 feet to the Northwest corner thereof; thence leaving the North line of said SPROUL REORGANIZATION run along the East line of the "SANITARY CITY REORGANIZATION", as annexed to the City of Lodi by Resolution No. 79-65, May 16, 1979, North 0° 01' West, 1320 feet more or less to the Southwest corner of Lot 14 of said Eddleman Tract, said corner also being the Southwest corner of the "CALIFORNIA WASTE REORGANIZATION", as annexed to the City of Lodi by Resolution No. 95-91, dated July 19, 1995; thence along the South line of said Lot 14, South 88° 47' East, 343.49 feet to the Southeast corner of said reorganization last described; thence North 00° 01' West, 1339.60 feet to the Northeast corner of said Annexation last described; thence along the North line of said reorganization last described, North 88° 47' East, 134.43 feet to point on the West line of the "SANITARY CITY REORGANIZATION",

said point also being the Southwest corner of Parcel "B" as shown on that Map filed in Book 4 of Parcel Maps, page 134, San Joaquin County Records; thence along the West line of said Parcel "B" and the East line of the "SANITARY CITY REORGANIZATION" the following three (3) courses: (1) North 0° 01' West, 585.0 feet, (2) North 31° 34' East, 311.5 feet; (3) North 47° 06' East, 220 feet, more or less to a point on the South bank of the Mokelumne River; thence leaving the West line of the "SANITARY CITY REORGANIZATION" run along the South bank of the Mokelumne River in a southeasterly direction 150 feet, more or less to the Northeast corner of Parcel "B" of that Map filed in Book 4 of Parcel Maps, page 114, San Joaquin County Records; thence along the South line of said Parcel "B" South 0° 01' East, 618 feet more or less to the North line of said EDDLEMAN TRACT; thence along the North line of said EDDLEMAN TRACT North 59° 50' East, 134.89 feet; thence North 68° 13' East, 616.5 feet to the Northeast corner of Lot 21; thence South 0° 01' East, 603.35 feet more or less to the Southeast corner thereof; thence along the North lines of Lots 24 and 23 South 88° 47' East, 576.25 feet more or less to the North line of said EDDLEMAN TRACT; thence along said North line South 45° 02' East, 117 feet more or less

to the East line of said Section 31; thence South  $0^{\circ} 13'$  West,  
369.90 feet to the Southeast corner of said Section 31; thence  
along the East line of said Section 6 southerly 1528.5 feet to  
the True Point of Beginning, containing 134 acres more or less.

# EXHIBIT B



Vicinity Map